

# Ratio Study Narrative 2023

General Information	
<b>County Name</b>	Spencer County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Austin Budell	(812) 827-0915	<a href="mailto:Austin.budell@tylertech.com">Austin.budell@tylertech.com</a>	Tyler Technologies
Ryan Mickel	(812) 568-1857	<a href="mailto:Ryan.Mickel@tylertech.com">Ryan.Mickel@tylertech.com</a>	Tyler Technologies

<b>Sales Window</b>	<b>1/1/2022</b> to <b>12/31/2022</b>
<b>If more than one year of sales were used, was a time adjustment applied?</b>	<b>If no, please explain why not.</b>
	N/A
	<b>If yes, please explain the method used to calculate the adjustment.</b>
	N/A

# Ratio Study Narrative 2023

Groupings
<p><b>Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.</b>  <b>**Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department**</b></p>
<p>Residential Improved– We grouped Grass and Jackson Townships together. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses, also have few to no incorporated towns. These townships make up the Central-West portion of the County. We have also grouped Harrison and Huff Townships together. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses, also have few to no incorporated towns. These townships make up the East–North–East section of the county. Clay, Carter, Hammond, Luce and Ohio Townships were not grouped with any other townships for the “Improved Residential” portion of the ratio study.</p> <p>Residential Vacant- We grouped Carter, Hammond, Harrison, Huff, Grass, Jackson, Luce, and Ohio Township. These areas are similar because they have comparable economic factors, mostly rural un-platted land, with some small, incorporated towns. This is the entire county aside from Clay Township. Clay Township was not grouped with any other townships for the “Residential Vacant” portion of the study.</p> <p>Commercial/Industrial Improved- There was no study completed due to lack of sales.</p> <p>Commercial/Industrial Vacant- There was no study completed due to lack of sales.</p>

AV Increases/Decreases		
If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.		
Property Type	Townships Impacted	Explanation
Commercial Improved	N/A	N/A
Commercial Vacant	Carter Township	Less than –10% decrease: The decrease is due to re-evaluating land rates within this area as part of cyclical review. The new rates now scale according to acreage size, as opposed to the previous flat rate applied. This did result in roughly a 10% decrease to this study section, but we believe it is warranted based on our commercial land analysis.
Industrial Improved	Clay Township	Increase is due to updated land and building factors as part of cyclical review.







## Ratio Study Narrative 2023

	3. Jackson Township	3. 6 new parcels (splits) entered the study section, accounting for \$68,300 of the increase; the remaining increase is below the 10% threshold.
--	---------------------	--

### Cyclical Reassessment

**Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.**

In year one of the current cyclical reassessment, we reviewed the following areas:

Residential and Agricultural Review: Carter Township (District 001) including city of Dale (District 002), Clay Township (District 004), and Santa Claus/ Clay (District 005)

Commercial and Industrial Review: Carter Township (District 001) including city of Dale (District 002), Clay Township (District 004), and Santa Claus/ Clay (District 005)

All parcels reviewed in year one are noted in the Counties Workbook, as provided.

**Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.**

No, however we did adjust land rates for our cyclical review areas. Land order will be completed in year 4 of the cyclical review, which is 2025.

### Comments

**In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.**

Spencer County continued to experience real estate growth in 2022. As part of our cyclical review, we analyzed and updated land rates in the areas reviewed this year. The resulting fluctuations contributed to several sections increasing above the 10% threshold, which was expected and is noted in our large change review. Additionally, we did adjust factors based on sales, which also caused townships not within the cyclical review to increase above the 10% threshold. Again, this was anticipated and is noted in the large change review.

Overall, we continue to see an increase in market value within Spencer County. We applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Areas without fair representation of sales were combined with an adjoining area of similar economic factors, so that we could draw better conclusions from a larger representation of market.

## **Ratio Study Narrative 2023**

Spencer County has updated its cost/depreciation tables, agricultural land rates, and solar rates, which is reflected in the workbook.